

**MINUTES OF THE
AUBURN CITY PLANNING COMMISSION MEETING
November 6, 2012**

The regular session of the Auburn City Planning Commission was called to order on November 6, 2012, at 6:45 p.m. by Chair Spokely in the Council Chambers, 1225 Lincoln Way, Auburn, California.

COMMISSIONERS PRESENT: Snyder, Spokely, Vitas, Worthington, Young

COMMISSIONERS ABSENT:

STAFF PRESENT: Will Wong, Community Development Director
Reg Murray, Senior Planner

I. CALL TO ORDER

II. APPROVAL OF MINUTES

May 1, 2012

III. PUBLIC COMMENT

None

IV. PUBLIC HEARING

- A. ZONING INTERPRETATION – ADULT DAY CARE FACILITY IN THE NEIGHBORHOOD COMMERCIAL ZONE DISTRICT.** The Planning Commission is asked to consider whether an adult day care facility should be permitted in the Neighborhood Commercial (C-1) zone district.

Planner Murray provided the Planning Commission with an overview of the Auburn zoning code as it related to the Commission's authority to provide interpretations and the Neighborhood Commercial (C-1) zone district. He also reviewed the inquiry submitted by Placer ARC and the operations and characteristics associated with the operation of their adult day care facilities.

Chairman Spokely and Commissioners Snyder and Young asked about typical use types permitted in the C-1 zone.

Planner Murray reviewed the intent of, and uses allowed within, the Neighborhood Commercial zone.

Commissioner Worthington noted that child day care is not included as a use in Auburn's C-1 zone and asked about the permitting requirements other local jurisdictions.

Planner Murray commented there are some similarities between child day care and adult day care, and referenced a survey in the staff report which showed how other jurisdictions permit adult day care and child day care uses.

Chair Spokely reviewed the intent of the interpretation request and confirmed that staff's recommendation would require a Use Permit for an adult day care use in the C-1 zone.

Planner Murray confirmed Chair Spokely's understanding, commented that there are only a few locations in the City with the C-1 zone designation, and noted that staff had no objections to permitting the use by right if that was the Commission's decision.

Commissioner Worthington asked if adult day care uses would be permitted in the Central Business District (C-2) or Regional Commercial (C-3) zones.

Planner Murray commented that an adult day care use would be permitted in both the C-2 and C-3 zones.

Commissioner Young asked if an adult day care use could be located in a single-family residential (R-1) zone.

Planner Murray stated that this type of adult day care facility is a commercial use and would not be permitted in the R1 zone.

Commissioner Young asked if a public notice is required for the Commission's action associated with the interpretation.

Planner Murray commented that public notice was not required for the Commission's interpretation. He also noted that if the Commission approves the interpretation with a requirement to obtain a use permit, public notice would be required for that use permit.

Chairman Spokely opened the public hearing.

Barbara Gunther, Executive Director for Placer ARC, addressed the commission. She reviewed ARC's adult day care operations and their priorities in selecting a site in Auburn.

Commissioner Snyder asked how long the applicant has been in the adult day care business, what other facilities Placer ARC operates, and what type of permitting requirements those facilities had in the other jurisdictions.

Ms. Gunther reviewed her background and summarized Placer ARC's other programs. She noted that other jurisdictions have not required a use permit for the facilities ARC operates.

Commissioner Worthington commented that adult day care facilities likely draw clients from an area larger than what is typical of a neighborhood commercial zone and asked about how many clients the Placer ARC facility would serve. She also stated that there is a similarity between adult day care facilities and child day care facilities, and noted that the thrift shop planned by Placer ARC would be consistent with the C-1 zone.

Ms. Gunther responded to Commissioner Worthington's comments and discussed the type of developmentally disabled clients their facility handles. She noted that the number of clients their facility can serve is based on State licensing and that she expects their new facility would likely serve 60-75 persons. Ms. Gunther stated that almost all other their current clients come from the Auburn area and that their staff is largely from the community.

Commissioner Snyder asked staff to identify which zone districts an adult day care use could currently be located in.

Planner Murray noted that adult day care would be allowed in Auburn's C-2 and C-3 zone districts.

Commissioner Young asked staff if Placer ARC would need to return to the Commission once they select a specific property in Auburn.

Planner Murray stated that the Commission's action on this interpretation would decide whether a use permit would be necessary or not.

Chairman Spokely closed the public hearing.

Commissioner Worthington **MOVED** to find that adult day care facilities are an appropriate use type in the Neighborhood Commercial (C-1) zone district subject to approval of a Use Permit.

Commissioner Snyder **SECONDED** the motion.

AYES:	Snyder, Spokely, Vitas, Worthington, Young
NOES:	None
ABSTAIN:	None
ABSENT:	None

The motion was **APPROVED**.

V. COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS

A. City Council Meetings

Director Wong updated the Commission on the status of the City Council's consideration of the sign ordinance update and the mobile food vending ordinances.

B. Future Planning Commission Meetings

Director Wong noted that the next Commission hearing is November 20, 2012.

C. Reports

None

VI. PLANNING COMMISSION REPORTS

The purpose of these reports is to provide a forum for Planning Commissioners to bring forth their own ideas to the Commission. No decisions are to be made on these issues. If a Commissioner would like formal action on any of these discussed items, it will be placed on a future Commission agenda.

None

VII. FUTURE PLANNING COMMISSION AGENDA ITEMS

Planning Commissioners will discuss and agree on items and/or projects to be placed on future Commission agendas for the purpose of updating the Commission on the progress of items and/or projects.

None

VIII. ADJOURNMENT

The meeting adjourned at 7:22 p.m.

Respectfully submitted,

Reg Murray